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20C.40.80 Required Residential Facade Modulation and Exterior Building Treatment.

20C.40.80-010 Purpose.

In order to provide architectural interest ~~in larger residential developments and to maintain proportional residential masses, the following standards shall apply~~ and to evoke and demonstrate a look of permanence in materials and construction, all buildings should include superior exterior cladding materials such as brick, stone, wood shingle, copper, or similar materials. To achieve appropriate scale, proportion, and architectural detailing, all buildings shall provide a high level of architectural detailing around entries, windows, roof sections, building corners, blank walls, and separations between floors, and shall comply with the following standards. See also RCDG 20D.40.30, Building Design Standards and RCDG 20C.40.40-030, Administrative Design Flexibility. (Ord. 1901)

20C.40.80-020 Front and Side Street Facades.

~~Facades~~ In order to provide interest and variation appropriately scaled to the building and neighborhood, facades facing streets shall be modulated approximately every 40 feet, depending on unit separation locations, building bulk, and the scale of existing and future buildings in the neighborhood. To provide a sense of permanence and long lasting quality, facades visible from streets, parks, or other public spaces shall provide superior exterior cladding materials such as brick, stone, wood or cementitious/wood shingle, copper or similar materials on at least 60% of the facades, excluding windows. Ground floor units shall be clad in high-quality masonry such as brick, granite, limestone, cultured stone, but not concrete masonry units. (Ord. 1901)

20C.40.80-030 Interior Facades.

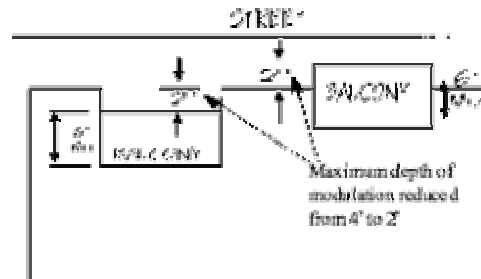
~~Facades~~ In order to provide interest, and variation appropriately scaled to the building and neighborhood, facades facing interior property lines and interior portions of the lot, that are visible from the street, shall be modulated approximately every 40 feet, depending on unit separation location, building bulk, and scale of existing and future buildings in the neighborhood. (Ord. 1901)

20C.40.80-040 Modulation Standards.

(1) Minimum depth of modulation shall be four feet.

(2) When balconies are part of the modulation and have a minimum depth of six feet and a minimum area of 60 feet, the minimum depth of modulation shall be two feet. See Figure 20C.40.80-030.

Figure 20C.40.80-030
Reduction in Modulation
Depth for Balconies



- (3) The minimum width of modulation shall be five feet.
- (4) The maximum width of modulation shall be 30 feet.
- (5) ~~The~~ Except for the commercial portion of mixed-use buildings with ground floor commercial space, the maximum width of a building shall generally be 120 feet and the maximum depth of a building shall be 65 percent of the lot depth, except this shall not apply to mixed-use buildings with ground floor commercial space or the façade shall have major breaks in the façade plane such as significant building modulation, and/or change of exterior material and roofline, to appear as separate buildings or wings.
- (6) ~~The maximum depth of a building shall be 65 percent of the lot depth. (Ord. 1901)~~ Facades that are all brick or masonry which have a high degree of fenestration, traditional masonry detailing, and traditional window styling including recessed windows in the openings and use of multi-panes, as shown below, shall be exempt from these modulation requirements.





20C.40.85 Residential Parking and Access.

20C.40.85-010 Parking Quantity.

Parking shall be required per Chapter 20D.130 RCDG. (Ord. 1901)

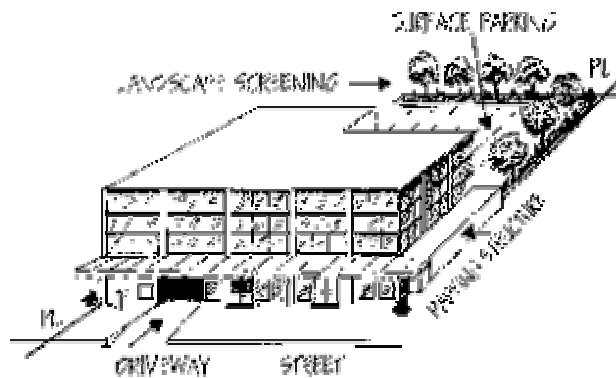
20C.40.85-020 Access to Parking.

Access to parking shall be provided via alley, where one exists or is determined by the Technical Committee through site plan review to be feasible and desirable to mitigate parking access impacts ~~by the Technical Committee through site plan review.~~

Driveways and drive aisles should not run along interior property lines if possible. (Ord. 1901)

20C.40.85-030 Location of Parking.

- (1) ~~Required parking shall be on-site. Required parking may be provided off-site within 600 feet of the site when secured by an easement, or on-site per the following.~~
- (2) At grade parking is prohibited within required yard areas. Except developments with ground floor commercial uses and enclosed parking garages in and adjoining non-residential ~~design areas-districts shall be required to~~ should maintain a zero foot side yard setback in the front one-half of the lot. Open parking shall provide the minimum perimeter planting required in RCDG 20D.80.10, Landscaping and Natural Screening. (See figure below.)



- (3) Semi-subterranean parking may be located within five feet of interior property lines when screened with Type II landscape buffers at the perimeter. The base of the parking level visible at any pedestrian walkway shall be finished concrete, painted, or clad in masonry.
- (4) Subterranean parking (below natural grade) may be located up to interior property lines when sufficient soil depth (three feet) is provided atop the garage for landscaping in required yard areas. (Ord. 1901)
- (5) At grade and semi-subterranean parking garages along an alley may project up to the property line in accordance with building codes. Alley widening may be required if the alley is substandard in width. For parking stalls and garage openings taking direct access from the

alley, proper aisle and stall width dimensions shall be provided per RCDG Table 20D.130.10-030 Design Requirements for Parking Facilities.

(5) For garage access from public streets, garage doors shall be setback a minimum of 20 feet from the curb face.

(6) Garage openings visible from streets shall include decorative architectural screening/artwork to soften the appearance of the garage façade.

20C.40.90 Residential Screening.

20C.40.90-010 Mechanical Equipment.

All mechanical equipment, including air conditioners, heaters, vents and similar equipment, rooftop and ground-mounted, shall be fully screened from public view both at grade and from higher buildings.

- (1) The screening materials shall be of material requiring minimal maintenance.
- (2) For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting.
- (3) For rooftop equipment all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs or equipment rooms. Wood generally shall not be used. Louvered designs are acceptable if consistent with building design style. (Ord. 1901)

20C.40.90-020 Utility Meters.

All utility meters shall be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way exterior surfaces shall be finished with material compatible and complementary to the architecture of the building. (Ord. 1901)

20C.40.90-030 Parking.

Parking shall be screened from direct street view by the front facade of a structure, garage doors, fence or wall between five and six feet in height. When a fence or wall provides screening along a street, there shall also be a Type I or II landscape buffer in the yard abutting the street, depending on light and glare from within the parking area. (Ord. 1901)

20C.40.90-040 Trash Receptacles.

All garbage receptacles and recycling bins not located within parking garages shall be enclosed by a freestanding enclosure that is architecturally compatible with the building. (Ord. 1901)

20C.40.95 Residential Landscaping.

20C.40.95-010 Requirements.

All required yards and common usable open space areas shall be attractively landscaped. Additional landscaping requirements shall apply as follows:

- (1) General. The requirements specified in RCDG 20D.80.10, Landscaping and Natural Screening, and Chapter 20D.40 RCDG, Landscaping Design Standards, shall apply.

- (2) All new development shall provide the following landscaping quantities in addition to the general the requirements. Additional material may be required through site plan review.
- (a) One tree for each 125 square feet of required yard area, including front yards, side yards, rear yards and common usable open space; and
 - (b) Three shrubs of not less than five-gallon size shall be provided for each tree planted. (Ord. 1901)

20C.40.100 Residential Density Bonus.

Density bonuses shall be granted to residential developments as set forth in this division. (Ord. 1901)

20C.40.100-010 Semi- and Full-Subterranean Parking.

In freestanding residential developments, a density bonus of 10 percent shall be granted to developments that provide semi- or full-subterranean parking where the finished floor height of the first floor is not more than four feet above the street curb. (Ord. 1901)

20C.40.100-020 Affordable Housing.

Density bonuses shall be granted per RCDG 20D.30.10, Affordable Housing. (Ord. 1901)

20C.40.100-030 Senior Housing.

Density bonuses shall be granted per RCDG 20D.30.15, Affordable Senior Housing Bonus. (Ord. 1901)

20C.40.105 ~~City Center~~Downtown Pedestrian System.

20C.40.105-010 Purpose.

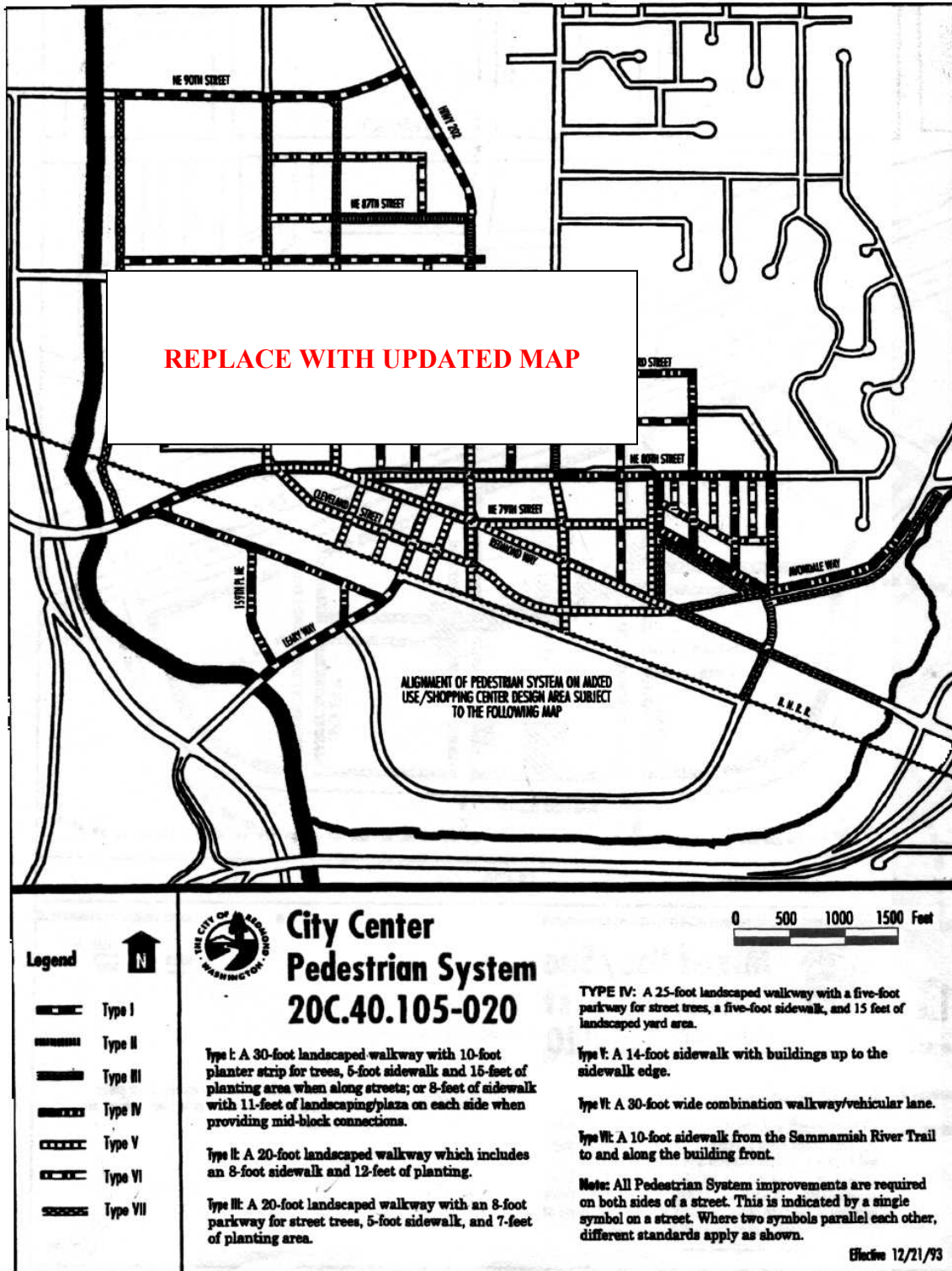
The ~~City Center~~Downtown pedestrian system is a network of pedestrian walkways, vehicular lanes, and small greenbelts. It is established to provide safe pedestrian routes removed from traffic, enhance the appearance of buildings and their settings, provide a unified design element to offset varying architectural styles, and to soften the appearance of parking lots and service storage areas. Planting is intended to provide street trees and other vegetation appropriate for an urban setting.

Where landscaping is required, massing and aggregating of plantings to achieve a strong, positive statement is encouraged. Use of seasonal color and ease of maintenance are plant characteristics that should also be considered. (Ord. 1901)

20C.40.105-020 Installation of Pedestrian System.

The various components of the pedestrian system shall be provided as noted on the map entitled, “~~City Center~~Downtown Pedestrian System” which is incorporated as a part of this section. As property is developed or redeveloped, corresponding portions of the system shall be installed or otherwise provided for by the property owner/developer. The mid-block segments shown on the map represent desired connections between blocks. In order to provide flexibility, the actual alignment shall be determined through the Site ~~p~~Plan ~~review~~Entitlement process. (Ord. 1901)

20C.40.105-020



(insert proposed Ped Sys Map)